

**BOARD OF HARBOR COMMISSIONERS
CITY OF SANTA BARBARA
MINUTES**

Regular Monthly Meeting

March 18, 2010

City Council Chambers - City Hall 6:30 p.m.

ROLL CALL 6:30 p.m.

Commissioners Present

Will Anikouchine
Betsy R. Cramer
Eric Friedman
Frank Kelly
Bill Spicer
Jim Sloan

Staff Present

John Bridley, Waterfront Director
Scott Riedman, Business Manager
Karl Treiberg, Facilities Manager
Mick Kronman, Harbor Operations Manager
Mary Adams, Harbor Commission Secretary

Councilmembers Present

Frank Hotchkiss

CHANGES TO THE AGENDA

None

PUBLIC COMMENT

None

1. Approval of the Minutes

Moved to approve the minutes from the February 18, 2010, meeting.
Cramer/Sloan 5-0 (Spicer abstained).

2. Department Update

- Council Actions
- Tentative Agenda Items for April

3. Business Services Report

- Coastal Winery – 217 G Stearns Wharf

4. Facilities Management Report

- Federal Channel Dredging
- Marina One Replacement Project – Phase 1 Construction
- Stearns Wharf Annual Piling Driving and City Pier Structural Upgrades

5. Harbor Operations Report

- Tsunami Response
- Wet Wednesday Races Begin March 17th
- West Beach and Catamaran Beach Permits
- Harbor Swap Meet and Hazmat Turn-In Day May 15th

NEW BUSINESS

6. General Lottery Drawing—East Beach Mooring Area

The Harbor Commission, via the Chair, held a General Lottery drawing ranking prospective Mooring Permittees in the East Beach Mooring Area. The results of the drawing are attached.

7. Lease Agreement with Santa Barbara Yacht Club

Scott Riedman briefed the Commission on the proposed new lease terms included in the staff report.

Moved to recommend City Council approval of a new 25-year lease with the Santa Barbara Yacht Club at an initial rent of \$4,725 per month, retroactive to January 1, 2010, subject to annual fixed rate increases averaging 12% per year for the next 15 years of the lease and subject to annual Cost of Living increases based on the Consumer Price Index thereafter. Friedman/Spicer 5-0.

Commissioner Sloan recused himself on this item as he is a member of the SBYC.

8. One-Year Lease Agreement with Mike Pyzel

Scott Riedman went over the proposed lease terms as outlined in the staff report.

Moved to recommend Council approval of a one-year lease agreement with a one-year option with Mike Pyzel, at a monthly rent of \$408.65 or six percent of gross sales, whichever is greater, for a marine surveyor's office at 125 Harbor Way, Suite 23. Cramer/Anikouchine 6-0

9. Lease Agreement with Ocean Aire Electronics

Scott Riedman highlighted the proposed lease terms as provided in the staff report.

Moved to recommend to the City Council approval of a one-year lease agreement with six one-year options with Doug Chessmore, doing business as

Ocean Aire Electronics at 125 Harbor Way, at an initial base rent of \$980 per month. Cramer/ Sloan 6-0.

10. Fiscal Year 2011 Operating Budget Recommendation

The Commission received a staff report and PowerPoint presentation from Scott Riedman regarding the Waterfront Department's proposed FY 2011 Budget submittal.

Commissioners had questions about various aspects of the budget information presented. Budget Committee member Cramer, thanked staff for supplying additional data requested by the Committee, and the transparency provided by staff throughout this year's budget development process.

Moved to recommend approval of a \$25 per linear foot slip transfer fee increase in Fiscal Year 2011 on all slip categories except 20 foot slips;
Recommended approval of a 4% slip fee increase in Fiscal Year 2011; and
Recommended approval of new rate categories for 60 foot and larger slips and end ties. Friedman/Cramer 5-0.

Commissioner Sloan recused himself on the motion above due to a potential conflict of interest as he is a slip permittee.

Moved to forward a recommendation to City Council for approval of the Waterfront Department's proposed FY 2011 Budget and incorporation into the City budget process. Sloan/Spicer 6-0

11. Annual Review—Clean Marina Program

Mick Kronman gave a comprehensive report and PowerPoint presentation on the Waterfront Department's Clean Marina Program. Commissioners complimented staff on the program and excellent report detailing the extent of the department's efforts to maintain a clean ocean environment.

STAFF COMMUNICATIONS

None

ADJOURNMENT

Moved to adjourn the meeting at 8:20 p.m. Friedman/Anikouchine 6-0.

*It should be noted that Harbor Commission Meetings are televised and recorded. To view these televised recordings, please visit www.santabarbaraca.gov/government/boards_and_commissions_D-M/Harbor_Commission/Videos